

# **MUSKEGON COUNTY**

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# **MICHIGAN**

October 13, 2015

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Joseph Walczak  
Michigan Department of Environmental Quality  
Remediation and Redevelopment Division  
Superfund Section  
P.O. Box 30426  
Lansing, Michigan 48909

Mr. Walczak,

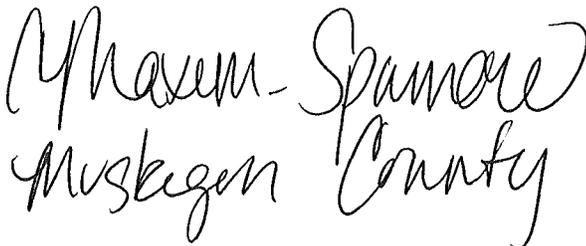
Please accept this letter as support of application to the Michigan Department of Environmental Quality's Brownfield Assessment funding opportunity.

Muskegon County is working diligently with local municipalities to fight blight throughout the urban metro core. With over 700 blighted and abandoned properties in the metro Muskegon area, it's crucial that we start to identify those blighted industrial properties that pose environmental risks for clean up in an effort to bring forth redevelopment to the urban core.

Partnered with the Muskegon County Land Bank Authority and the City of Muskegon, Muskegon County intends to have a baseline assessment of the property, as well as a cost benefit analysis of the existing structure to ensure that we are best suited to move forward with any type of blight elimination and neighborhood stabilization/revitalization on this main thorough fare in the metro city space.

With the assistance of MDEQ, Muskegon County can begin to take steps to assist with the clean up efforts attached to abandoned and blighted industrial sites. Please let me know if I can provide any other information.

Sincerely,



Maxem Spanore  
Muskegon County



## Application Form for a Site Specific Brownfield Assessment from the Michigan Department of Environmental Quality

The Michigan Department of Environmental Quality (MDEQ) conducts Site Specific Assessments (SSAs) at brownfield properties at no cost to communities through a 128(a) grant from the United States Environmental Protection Agency (U.S. EPA).<sup>1</sup>

For consideration in the program, this form must be completed by the requestor, to the best of their knowledge, and sent to the MDEQ Brownfield Assessment Program Manager along with a letter requesting the assessment. The request letter should include pertinent information as to why the request is being made for the property and the potential public benefit that will result from redevelopment of the property. The information requested is necessary for the MDEQ staff to prioritize your project and to obtain information required to determine project eligibility. Incomplete applications will cause delays in processing and potentially cause a property to be disqualified from the program.

If your project qualifies, the MDEQ may request a kickoff meeting with you to define work expectations, sampling needs and timelines.

If you have any questions, please contact Joseph Walczak, Brownfield Assessment Program Manager at 517-284-5167 or [walczakj@michigan.gov](mailto:walczakj@michigan.gov).

Please submit the application and request letter by email to: [walczakj@michigan.gov](mailto:walczakj@michigan.gov)

Or by mail to:

Joseph Walczak  
Michigan Department of Environmental Quality  
Remediation and Redevelopment Division  
Superfund Section  
P.O. Box 30426  
Lansing, MI 48909

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<sup>1</sup> SSAs are available through a task in the MDEQ's 128(a) Brownfield grant made possible by the federal Small Business Liability Relief and Brownfields Revitalization Act amendments to the Comprehensive Environmental Response Compensation and Liabilities Act (CERCLA).

**SECTION 1 – APPLICANT INFORMATION:**

1. Provide the applicant and contact information.  
Applicant: Muskegon County  
Address: 990 Terrace St. 4<sup>th</sup> Floor, Muskegon, Michigan 49442  
  
Contact Person: Connie Maxim-Sparrow, Title: Grants Coordinator  
Address: Same as above  
Telephone Number: 231-724-6808  
E-mail Address: maximsparrowco@co.muskegon.mi.us
2. Provide the name of the project property for this application.  
Project property name: Dymet Facility

**SECTION 2 – ELIGIBILITY:**

3. Does the property meet the definition of “brownfield site” as described in the federal Small Business Liability Relief and Brownfields Revitalization Act (Section 211(a)(39)(A) of the Public Law 107-118 (H.R. 2869))? If the property does not meet this definition, it is not an eligible property for an SSA.  
  
Yes  The property is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.  
  
No  STOP.
4. Does the property meet any of the following seven potential exclusions? If you check Yes to any of these exclusions, the property potentially may not be eligible for an SSA.  
  
Yes No  
  The property is a site listed or proposed for listing on the U.S. EPA’s National Priorities List (NPL), a portion of an NPL site, or associated with an NPL site.  
  The property is subject to a planned or ongoing removal action under CERCLA.  
  The property is subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued or entered into by parties under CERCLA, the Solid Waste Disposal Act, the Federal Water Pollution Control Act, the Toxic Substances Control Act, or the Safe Drinking Water Act.  
  The property is subject to the jurisdiction, custody or control of the United States government.  
  The property is subject to corrective action under the Solid Waste Disposal Act and a corrective action permit or order has been issued or modified to require the implementation of corrective measures.  
  The property is a land disposal unit where a closure notification under subtitle C of the Solid Waste Disposal Act has been submitted and closure requirements have been specified in a closure plan or permit.  
  A portion of the property has had a release of polychlorinated biphenyls and the release is subject to remediation under the Toxic Substances Control Act.

5. Is the applicant a potentially responsible party that has caused or contributed to the contamination of the property to be assessed? If so, property potentially may not be eligible for an SSA.

Yes  Explain: \_\_\_\_\_

No

6. Is the property an orphan property (any property for which there is no person liable for cleanup or remediation costs under 42 USC § 9607 who has the ability to pay those costs).

Yes  Explain: This property is currently in the possession of the Muskegon County Treasury, after foreclosure, the property was turned over by the City of Muskegon.

No  Explain: \_\_\_\_\_

7. Does the applicant have or can it obtain access to 100% of the property to be assessed by MDEQ personnel?

Yes  Explain: The Muskegon County Treasury works closely with the Muskegon County Land Bank Authority and local municipalities through this relationship, the Treasurer can provide site control necessary for assessment activities.

No  Explain: \_\_\_\_\_

8. Has the applicant received in the past, is it currently receiving, or has it applied for federal brownfield assessment/cleanup funding for this property?

Applied  Year Applied: \_\_\_\_\_

If you received funding, for what year: \_\_\_\_\_ Amount Funded: \$\_\_\_\_\_ Project Status: \_\_\_\_\_

Have not Applied:

### SECTION 3 – PROPERTY DESCRIPTION

9. Provide the property name and any aliases or historic names.  
Dymet Castings – two property locations for the same entity

10. Provide the street address of the property.  
1916 Sandford and 1901 Peck St., Muskegon, Michigan 49442  
and/or other property location information such as parcel number.

Peck St. Property Description – South side addition, south 20 feet of lot 3 and 4 – 7 include block 2. Also included is east ½ of vacant alley adjacent to said property.

Sanford St. Property Description: South side addition, lots 8 – 12 include block 2 also with ½ of vacant alley adjacent to said property.

11. Provide the property geographical coordinates (latitude and longitude in either degrees/minutes/seconds or degrees.decimal degrees) and the point of measurement (center of property, entrance drive, etc.).

**Degrees-Minutes-Seconds**

Latitude: \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_"N or  
Longitude: \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_"W

**Decimal Degrees**

Latitude: 43.22°N  
Longitude: -86.24°W

Measurement point (location): At each point of combined property boundaries, see attached PDF map from County GIS.

12. Define the size of the property to be assessed: approximately 5.8 acres

13. Provide the current property owner and contact information.

Current Property Owner: Muskegon County Land Bank/City of Muskegon

Type of ownership: Government  Public Agency  Private

Address: 173 East Apple, Muskegon Michigan 49441

Telephone Number: 231-724-6261

E-mail Address: burgessti@co.muskegon.mi.us

Contact Person: Tim Burgess, Title: Director

Address: same as above

Telephone Number: same as above

E-mail Address: same as above

14. How did the current owner acquire the property?

Tax Reversion  Donation  Purchase  Other

If other, explain:

Date of acquisition: month 12/ date 30/ year 2014

If purchased, list purchase price and comparison to estimated fair market value price.

Purchase Price: unable to determine Fair Market Value Price: unable to determine

15. Describe the historical and current uses of the property (if known).

Historical: This property was used for manufacturing of die cast tools. With oil pits under the machinery, as well as historical manufacturing industry activity, including foundry work, this historical is hard to trace environmentally speaking. The ownership had changed hands a variety of times with a variety of manufacturing industry operating in the facility.

Current: The property is currently a blighted and vacant with no use, it is creating a safety issue within the neighborhood, and there is evidence of graffiti and gang activity throughout the property areas. If assessment funding is awarded, not only will brownfield assessment take place, but cost benefit analysis and options for redevelopment recorded for future marketing for redevelopment based on clean up needs and limitations.

16. Describe any potential hazards at the property, including any information from environmental, asbestos, or lead surveys that have been conducted (if known).  
Based on visual survey it was noted that there was confirmation of asbestos containing materials on site as well as multiple 55 gallon drums filled with unknown substances.



#### SECTION 4 – PROJECT DETAILS:

18. Does this site have a confirmed end user?
- Yes  Explain:
- No  Explain: Due to unknown contamination issues, redevelopment is not likely.
19. Specify the proposed future use of the property.  
It is currently zoned commercial and could easily be redeveloped as it sits on a main corridor less than one block away from one of two large hospital sites in Muskegon County. The City of Muskegon and the City of Muskegon Heights are currently battling blight of both residential and commercial properties held by a vareity of municipal entities, the local government unit, the Treasuer and the Land Bank Authority all have parcels that are blighted in the Muskegon metro core. As the County works diligently with municipaly partners, this building sits on the main throughfare between Muskegon and Muskegon Heights and represents the blight both cities are facing. The economic climate in Muskegon County is on the rise, with targeted assessment of potential commercial redevelopment, blight must be eliminated. This assessment provides not only a phase 1 environmental assessment, but also a cost benefit anlaysis of the property for redevelopment. The original building, the far more salvageable side is made of pure limestone with unique architecture, it could be a site to demonstrate preservation of unique architectual history based on a cost benefit analysis that would identify the best options for the long term end use of the entire parcel of property.
20. Information gathered during the Site Specific Assessment will be used for:  
(Check all that apply.)
- Baseline Environmental Assessment and/or All Appropriate Inquiry (for release of liability from the MDEQ and the U.S. EPA, respectively).
- Redevelopment assessment and remedial clean-up decisions during redevelopment.
- Field screening for properties subject to other regulatory programs (RCRA, solid waste, etc.) to be used to determine eligibility or to prepare for the voluntary cleanup actions.
- Other (explain): Cost benefit analysis of the limestone portion of the building with unique architectual history. The cost benefit analysis will assess the best steps to not only remediate the environmental concerns, but also address options for restoration, deconstruction or demolition based on the condition of the property and revitalization of the blighted parcel.
21. Have resources been expended on any assessment/redevelopment work at this property to spur property redevelopment. Include private investment and local, state and/or federal grants and loans?
- Yes  Explain:
- No  Explain: Unknown environmental remediation is preventing redevelopment.

22. When do site assessment activities need to be performed? As soon as award is indicated.

**SECTION 5 – ADDITIONAL PROPERTY INFORMATION:**

23. Has a Phase I Environmental Site Assessment been completed?

Yes  If yes, please submit a copy with this application.  
No

24. Has a Phase II Environmental Site Assessment been completed?

Yes  If yes, please submit a copy with this application.  
No

25. List and describe any known Recognized Environmental Conditions, areas of contamination, and contaminants of concern at the property.

Upon initial visual assessment, it was noted that there was evidence of suspected asbestos containing materials as well as evidence of mold and water damage. The site did experience a fire at one time, and that damage still exists with portions of the building open to the elements. The site also has at least 5 or more 55 gallon drums of an unidentified substance. Based on the history of manufacturing that took place in this facility, oil pits for the machinery were a part of the factory operations, those pits are seen in portions of the building. It is assumed that beyond visual assessment the County does not have the resources necessary to do a complete environmental assessment on the property. As it sits in a main traffic corridor in a residential neighborhood, the blighted property is only increasing safety hazards and bringing down the value of surrounding structures.

